



RESOLUTION #25-07-060

A RESOLUTION APPROVING CASE ZA-03-25:  
A REQUEST FROM DONNA J TAYLOR, 6384 HEFFNER RD, TIPP CITY, OH 45371  
TO RE-ZONE MIAMI COUNTY PARCEL ID# A01-015801 FROM I-1 TO R-1AAA RESIDENCE DISTRICT

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 15th day of July, 2025 with the following Trustees being present: Kama Dick, Julie Reese, and Beth vanHaaren.

Trustee Kama Dick moved for the adoption of the following resolution:

**WHEREAS**, a request has been made by from Donna J Taylor, 6384 Heffner Rd, Tipp City, OH 45371 to re-zone Miami County Parcel ID# A01-015801 from I-1 Light Industrial to R-1AAA Residence District; **AND**

**WHEREAS**, the owner is proposing to re-zone for the purpose of selling the parcel for residential use; **AND**

**WHEREAS**, the rezoning is contingent on the Bethel Township Board of Zoning Appeals approval for all variances requested

1. V-11-25: A variance to allow for a 1.5 acre R-1AAA parcel. *Bethel Township Zoning Resolution section 5.05: Residential/Septic - 3 Acre lot minimum Single Family Dwelling*
2. V-12-25: A variance to allow for 163' of road frontage. *Section 5.05- Minimum Lot Width and Frontage-200 feet (contiguous)*
3. V-13-25: A variance for a side setback of 11'. *Section 5.05-Minimum Side Yard Setback 20'*
4. V-14-25: A variance for a residence of 1344 sq. ft. *Section 5.05-Minimum Floor Area for Residential Uses-1500 sq. ft.*
5. V-15-25: A variance to allow for an additional 1720 sq. ft. in overage for an accessory building. *Section 30.05G-1.5 acre parcel 1400 sq. ft. maximum accessory building floor area; AND*

**WHEREAS**, the Bethel Township Board of Zoning Appeals voted to approve all variances requested; **AND**

**WHEREAS**, the Miami County Planning Commission unanimously recommended approval of the proposed rezoning; **AND**

**WHEREAS**, the Bethel Township Zoning Commission recommended approval of the proposed rezoning. **THEREFORE**

**BE IT RESOLVED**, by the Board of Trustees of Bethel Township, Miami County, that Zoning Case ZA-03-25, a request from Donna J Taylor, 6384 Heffner Rd, Tipp City, OH 45371 to re-zone Miami County Parcel ID# A01-015801 from I-1 to R-1AAA be approved.

Trustee Beth vanHaaren seconded the motion and the Board voted as follows upon roll call:

**Vote:**

Trustee Kama Dick

YES

Trustee Julie Reese

YES

Trustee Beth vanHaaren

YES

Attest:

Rhonda Ross

Rhonda Ross, Fiscal Officer  
Bethel Township, Miami County, Ohio